LOT 28 (F/K/A 57-4)
IN OR 2268/34
JAMES D CARR SUB UNR

CLAXTON WILLIAM T/CLAXTON LINDA
86018 SOWELL ROAD
YULEE, FL 32097

2023

42-2N-27-4350-0028-0000

BUILDING CHARACTERISTICS

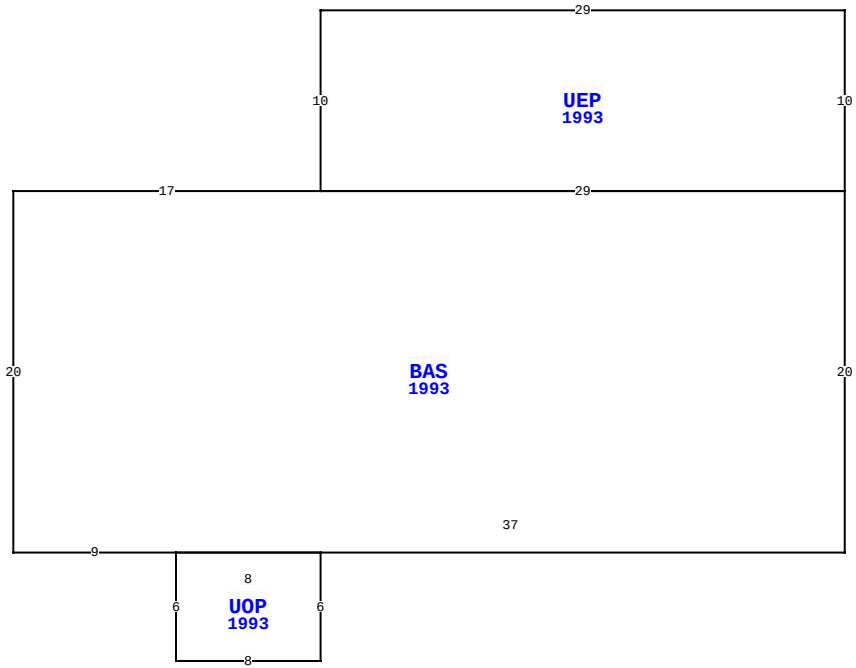
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	58,783
UEP	290	60	174	11,118
UOP	48	20	10	639
TOTALS	1,258		1,104	70,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,104	104.5000	94.31	104,118	1962	1962	0	0	10	22.25	67.75

1 SINGLE FAM – 100% - 2012 Heated Area: 920 HX Base Yr 2012



86018 SOWELL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,540
TOTAL MARKET OB/XF VALUE		156
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		110,696
SOH/AGL Deduction		62,910
ASSESSED VALUE		47,786
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,786
TOTAL JUST VALUE		110,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3483	N/A	3,000	07/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0034	4/14/2019	QC	U	I	11	100
GRANTOR: CLAXTON EDWARD & FLOR						
GRANTEE: CLAXTON WILLIAM T &						
1728/1110	3/13/2011	QC	U	I	11	100
GRANTOR: CLAXTON EDWARD & FLOR						
GRANTEE: CLAXTON EDWARD & FL						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W29 S10 BAS=[YR=1993] W17 S20 E9 UOP=[YR=1993] S6 E8 N6 W8$ E37 N20 W29$ E29 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0940	SHEDS/PORT	0	100	20	13	260.00	SF	3.00	3.00	100	1990	1990	3	20	156	

LAND DESCRIPTION

TOTAL OB/XF 156

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0007	OR	96.00	95.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 05/30/2017 BY SBX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS